



Lincoln-Lancaster County 555 South 10th Street / Suite 213 Lynn Sunderman, Chair
 Planning Department Lincoln, Nebraska 68508 City-County
 Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

May 20, 2011

TO: Neighborhood Associations/Organizations
 Deb Schorr, Chair, Lancaster County Board of Commissioners
 Dr. Steve Joel, Superintendent, Lincoln Public Schools
 Educational Service Unit #18, c/o David Myers
 Board of Regents, University of Nebraska-Lincoln
 President, Southeast Community College
 Glenn Johnson, Lower Platte South Natural Resources District

RE: **Miscellaneous #11003 - Declaration of Blighted and Substandard Area**
 (Yolande Avenue Redevelopment Area - Yolande Avenue & Cornhusker Highway)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Miscellaneous No. 11003**, requested by the Director of the Urban Development Department, to determine whether all or part of the designated **Yolande Avenue Redevelopment Area** qualifies as a blighted and substandard area. The "Yolande Avenue Redevelopment Area Blight and Substandard Determination Study" finds that the designated **Yolande Avenue Redevelopment Area** meets the requirements of the Nebraska Community Development Law for designation as both a "blighted" and "substandard" area.

The **Yolande Avenue Redevelopment Area** consists of an estimated 96.6 acres, comprised predominantly of commercial and industrial land uses, located generally between Cornhusker Highway and Salt Creek from approximately North 14th Street at the west boundary to approximately North 24th Street at the east boundary. A map showing the boundaries and a copy of the Executive Summary of the Blight and Substandard Determination Study are attached.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, June 1, 2011**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department at 402-441-7606 or whjermstad@lincoln.ne.gov; or the project planner in the Planning Department, Tom Cajka, at 402-441-5662 or tcajka@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, May 26, 2011, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,

 Jean Preister
 Administrative Officer

cc: David Landis, Urban Development
 Wynn Hjermstad, Urban Development
 Mike Lang, Economic Development Coordinator
 Rick Peo, Chief Assistant City Attorney
 Norm Agena, County Assessor
 Sheli Carpenter, PCE
 Hanna:Keelan Associates, PC

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ATTACHMENT "C"

Regalton Neighborhood Group
Lincoln, NE 68521

John and Carol Brown
Landon's Neigh. Assn.
2201 Elba Cir
Lincoln, NE 68521

Malinda Burk
University Place Community Org.
1546 N 60th Street
Lincoln, NE 685805

Sharon Doll
University Place Community Org.
2909 N. 56 St.
Lincoln, NE 68504

Gloria Eddins
Clinton Neigh. Org.
1700 N. 29th St.
Lincoln, NE 68503

Bob Hackwith
Landon's Neigh. Assn.
4210 N. 23 St.
Lincoln, NE 68521

Russ Irwin
Clinton Neigh. Org.
3274 Merrill St.
Lincoln, NE 68503

Kathy Jennings
Regalton Neighborhood Assn.
1901 SW 5th St. Suite 100
Lincoln, NE 68522

Dan A. Klein
Regalton Neighborhood Assn.
1901 SW 5th St. Suite 100
Lincoln, NE 68522

Renee Malone
Clinton Neigh. Assn.
1408 N. 26 St.
Lincoln, NE 68503

Annette McRoy
North Bottoms Neigh. Assn.
1142 New Hampshire St.
Lincoln, NE 68508

Allana Novotny
Suncrest Association, Inc.
3905 N. 7th Street
Lincoln, NE 68521

Coleen Seng
University Place Community Org.
6101 Walker Ave
Lincoln, NE 68505

Carolene Skorohod
Skorohod Condominium Regime I
Owners' Association
6236 Vine Street
Lincoln, NE 68505

Diane Walkowiak
University Place Comm. Org.
4934 Knox St.
Lincoln, NE 68504

Dave Landis
Urban Development

Wynn Hjermstad
Urban Development

Deb Schorr, Chair
Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent
Lincoln Public Schools
5901 "O" Street
Lincoln, NE 68510

Educational Service Unit #18
c/o David Myers
5901 O Street
Lincoln, NE 68510

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
1901 Y Street
Lincoln, NE 68588

President
Southeast Community College
8800 "O" Street
Lincoln, NE 68520

Glenn Johnson
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

Mike Lang
Economic Development Coordinator
Mayor's Office

Sheli Carpenter, CFO
PCE
1821 Yolande Avenue
Lincoln, NE 68521

Hanna:Keelan Associates, PC
3275 Holdrege Street
Lincoln, NE 68503

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 Planning Department Lincoln, Nebraska 68508 City-County
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MAYOR CHRIS BEUTLER

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June 10, 2011

TO: Neighborhood Associations/Organizations
 Deb Schorr, Chair, Lancaster County Board of Commissioners
 Dr. Steve Joel, Superintendent, Lincoln Public Schools
 Educational Service Unit #18, c/o David Myers
 Board of Regents, University of Nebraska-Lincoln
 President, Southeast Community College
 Glenn Johnson, Lower Platte South Natural Resources District

RE: **Proposed Declaration of Blight and Substandard Area**
 (Yolande Avenue Redevelopment Area)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution declaring the **Yolande Avenue Redevelopment Area** as blighted and substandard is scheduled for public hearing before the Lincoln City Council on **Monday, June 27, 2011, at 5:30 p.m.** in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The study area consists of an estimated 96.6 acres, comprised predominantly of commercial and industrial land uses, located generally between Cornhusker Highway and Salt Creek from approximately North 14th Street at the west boundary to approximately North 24th Street at the east boundary. A map showing the boundaries and a copy of the Executive Summary of the Blight and Substandard Determination Study were previously provided to you.

On June 1, 2011, the Lincoln City-Lancaster County Planning Commission voted 9-0 to find a reasonable presence of substandard and blighted conditions in the proposed Yolande Avenue Redevelopment Area pursuant to the Nebraska Community Development Law (**Miscellaneous No. 11003**).

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department (402-441-7606 or whjermstad@lincoln.ne.gov), or the Planning Department staff planner, Tom Cajka (402-441-5662 or tcajka@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on June 20, 2011, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, June 16, 2011.

Sincerely,

Jean Preister
 Administrative Officer

cc: Dave Landis, Urban Development
 Wynn Hjermstad, Urban Development
 Rick Peo, Chief Assistant City Attorney
 Norm Akena, County Assessor
 Sheli Carpenter, PCE
 Hanna:Keelan Associates, PC

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**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE
LINCOLN JOURNAL STAR ON FRIDAY, June 10, 2011 AND FRIDAY, June 17, 2011:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, June 27, 2011, at 5:30 p.m.**, in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (402-441-7606) or the Planning Department (402-441-7491):

1. A resolution requested by the Director of the Urban Development Department declaring the "Yolande Avenue Redevelopment Area" as blighted and substandard as defined in the Nebraska Community Development Law. The study area consists of an estimated 96.6 acres comprised predominantly of commercial and industrial land uses, generally located between Cornhusker Highway and Salt Creek, from approximately North 14th Street at the west boundary to approximately North 24th Street at the east boundary, Lincoln, Lancaster County, Nebraska.

Joan Ross
City Clerk